

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting April 14 2026,  
8pm in the Family Room  
Methodist Church, Oaklands Gate

**Present:** Sue Mansfield, Trevor Sherling, Tony Ellis, Paul Barker, Andrew Egan, Hoda Lacey, John King, Ros Plume, Richard Shave, Miles Gillman, Jan Harding, Valerie Mellor, Chris Duffy

**Not present:** Neha Tanna, Vik Chudasama

**1. Apologies for Absence:**

Rajen Shah, Brian Geminder, David Carson

**2. Minutes of 10 March Meeting**

were approved

**3. Matters Arising:**

NT agreed to make her reports more succinct in discussions with TE

NT

**4. Correspondence**

*From RP:*

- Email intended for NHRA re a planning application. Forwarded to Andrew Riley
  - Email from a member concerned about the frequency of helicopters which she assumed were landing at Northwood HQ. Referred to TE who responded assuring her that there was no cause for alarm and that Northwood HQ was bound to be busier during the Iranian conflict.
  - Email from resident re LBH replacing fencing on council-owned land in Pines Close. The replacement fencing is of inferior quality to the original. The correspondent believed this to be contrary to the Unitary Development Plan. Referred to TS.
  - Email from 'Acting head of communications, The Hillingdon Hospitals NHS Foundation Trust', telling me to remove information about the Shuttle Bus from our website. I have not done so. Referred to TE who will update us.
  - Various membership queries, referred to JK.
- Email correspondence concerning Hallowell Community Centre, formally known as Northwood Boys Club then Northwood Young People's Centre.

TE commented that the shuttle bus is still being used by residents and he is expecting more information about this service.

RP said the Community Centre is now owned by EDR Care Ltd which runs a Day Centre there for older and disabled people.

TE said Geoff Hudson has congratulated the NRA on the tree and plaque for Dennis Cave and our work in general.

VM said residents of Moor Park Road are unhappy about the replacement of paving slabs by tarmac as it is too slippery in frost, and at the planting of trees with a notice hoping locals would water them. VM to pass details and photographs to AE

VM

SM said she had been told about 12 years ago that the airspace over the Base is one of three places round London where air vehicles are allowed to enter London air space, so many helicopters fly over, nothing to do with the Base.

**5. Bursary**

Two very good applications have been received. To be interviewed face to face by a panel of three. Two more people to be selected to join a panel to decide on the winner. Only if it is decided that they are of equal merit, would the prize be split, with each getting £750.

CD  
VM

CD summarised recent communications on this matter with a member of the NRA. To ensure clarity it was agreed that the fact that this is a one-off bursary will be put in the next newsletter, by way of correction and clarification.

**6. Proposed Changes to Constitution**

No further changes proposed. CD will give a summary at the AGM

**7. Committee Nominations for 2026 / 27**

Completed for those attending.

**8. Local History Boards**

*From MG:*

I have been shunted around various departments at LTA for permission and am waiting for feedback on my last email. I have also discovered I will need planning permission from LBH and am also waiting to hear from that team. As far as content I am meeting members of the NRE History Soc Monday night for their input and having a separate meeting with Brian Greenan on Wednesday.

If the bridge location proves too problematic with permissions, I propose three different locations:

One in the centre of Northwood at Eastbury road with number two utilizing our existing board at the Gravel pits and a third using the back of our board in the High St.

TE pointed out that it was not a good idea to place the boards in places of little footfall.

MG added that Brian Greenan and the NRE History Society are happy to work together on this. Work to get permission to display them on the bridge is continuing and the committee confirmed that this is our preferred location.

**9. Closure of MV Minor Injuries Unit**

Nothing more to be said now on this

**10. Former Police Station**

The owner, from Asaf Investments Ltd, who run care homes and nurseries is meeting with TE and TS on April 17.

**11. TFL Development**

No further information

**12. POP-UP Events**

*From MG:*

I spoke to one person who wished to join the committee.

TE asked MG to tell the person to introduce himself to TE at the AGM.

*From RP:*

- Northwood reasonably busy with pedestrians, especially after 12noon.
  - I had useful conversations with both members and non-members.
  - Tried to interest people in the Ads Manager role, no takers.
  - Northwood Lions said that a number of people had expressed a desire for more events to be held. Lions have no commitments in July or August, and they are OK with Sundays as well as Saturdays.
  - This was the first time the Northwood u3a had taken part. They shared a corner of our gazebo, which was fine space-wise, but I think it confused the general public as to who we were!
  - If we follow up on the idea to have a summer pop-up showcasing enlarged local history photos we will need the whole gazebo, possibly with the walls in place.
  - It was good to see PCSO John Usher later. And great that he sent out a Met Engage write up of the event complete with photo.
- Arranging a date for a summer pop-up will be decided on at the May meeting

**MG**

**MG**

**13. Newsletter Review**

*From RP:*

**Advertising Manager:** As I indicated at the last two meetings, we need to recruit a volunteer to take over from Claire Bridger as soon as we can. This is a vital role if we are to continue accepting advertising material from local businesses. Not only does the advertising contribute to the cost of printing the newsletter, but it helps build our relationship with our businesses.

If you can think of anyone who might consider the role, please refer them to the website.

One resident at the Pop-Up event said the font on the Newsletter adverts is far too small. Some adverts are just shrunk versions of half page sized ones.

**14. Subcommittee Reports**

**14a Business Membership**

No further information

**14b Chief Road Steward**

Noted attendance at the CRS reception will be significantly down from last year.

**14c Communications**

**From MG:**

Notice boards

A steady flow of event posters coming and going as summer starts.

**14d Environment**

AE to ask Cllr Henry Higgins about the lower quality of recycling bags which is causing more to be pulled open by birds etc and contents spilled.

AE to give TE details of the woman who fell over on a pavement recently

**AE  
AE**

**14e Finance**

JH to produce an application for NRA funds on behalf of Arts for Life

It was agreed to give £1500 to the Northwood Football Club for their centenary Fun Run and Community Day. Evidently of potential benefit to the whole community

**JH  
JH**

**14f Health**

No information

**14g Membership**

MG, RS and RP to update our 'Welcome to Northwood' leaflet and will include our new QR code.

**MG,  
RS,  
RP**

**14h Planning**

TS will be objecting to the application for an Alcohol Licence at The Old Forge in Rickmansworth Road.

Nothing further yet on the local listing of The Pavement shops in Green Lane.

**14i Police**

HL to ask Sgt. Gareth Blackburn whether they are planning to merge the Ward Panels for Northwood and Northwood Hills. HL to attend a Northwood Hills Ward meeting at Fairfield on the third Wednesday of a month

**HL  
HL**

**14j Traffic and Highways**

The narrowing of the entrances to Thirlmere Gardens and Murray Road have made them more difficult and dangerous. These changes, made without consultation by TfL, are to be considered at a meeting of LBH, DC and TE.

**DC,  
TE**

Suggested changes to Kewferry Road and Maxwell Road are to be discussed with by DC and TE with LBH before any action.

**14k Woods and Open Spaces**

LBH are now aware of the pollution caused to the woods and a stream, by the overflow from their swimming pool by a Copsewood resident.

**15. AOB**

- a) All to tell TE of achievements to be mentioned in his AGM speech
- b) MG is concerned that LBH will not pay for the Christmas lights this year. A decision from LBH is expected after the May elections. It is possible that the NRA may have to make a contribution

**ALL**

The meeting ended at 9.50 pm.

Next meeting: Tuesday 12 May 2026, in the Family Room at Oaklands Gate.

## Appendix: REPORTS

### a) Business Membership

I received notification from Ros that 2 of the High Street's long-time businesses were closing down, namely Pullens, a veritable institution in Northwood and Board of Ironing, another long time "resident"

I was hoping to interview Pullens but when I went to deliver their copy of our Newsletter they were already off the premises with shuttered windows. They have a notice stating their lease is up but continue trading in Stanmore

Board of Ironing were cagey about whether or not they were closing

On the positive side the Northwood Health shop is now opening shortly as a speciality coffee shop. Hopefully with great patisseries.

I have been busy delivering Newsletters and using the opportunity either collecting outstanding subs in cash or reminding individual members subs are owing

*Brian Geminder*

### b) Chief Road Steward

Thanks to Richard Shave in visiting me four times as he fully familiarises himself with the task he is taking on as CRS, and DPO (for which a responsibilities document now exists).

#### Newsletter distribution

Richard advised our printer how many boxes of #192 Spring newsletter were needed by ARSs, (working out how many required by each of their RSs.

These were delivered as promised by 20 March to Richard, together with 1,500 '26 subs-request letters and NRA-addressed envelopes – collected promptly by ARSs.

All my RSs collected their allocations on time from me, and one enthusiastic new RS (Tania Swallow) has successfully done some promotional recruiting on her patch.

A condensed .pdf version of #192 was supplied by Vik our Editor which I have used for 5 of the more distant "out-of-area" Associate Members whom I deemed too far to visit for printed version delivery – 18 other Associates did get printed versions with help by my grandson.

#### NRA Membermojo (mmjo Membership database)

Some (needed) mmjo db "cleaning" and name-correction has been done and 638 subs for '26 have now been recorded as already paid by BACS, with a further 45 as cheque or cash (via Sharmans). – an encouraging number of Blocks have this year paid promptly upon being invoiced.

#### CRS Reception

As reported last time, Richard organised location and catering for the annual RS reception to take place on Thursday evening, 30th April.

I sent invitations to RSs, ARSs and committee members on 10th March as promised, then reminders to non-respondents on 3<sup>rd</sup> April – so far we have 45 coming, 33 can't come and a final 18 still have not as yet responded!

Finally, an alert has been sent inviting members to visit the Pop-up event this Saturday.

Paul Barker

### **c) Communications**

*From RP*

#### **Website.**

- Posted on website since last report:
  - Former Police station: Planning appeals
  - Newsletter ads manager wanted
  - Various What's On entries

### **Website Activity**

#### **Website**

No report this month.

### **d) Environment**

Northwood resident Tony Rosenthal emailed me with pictures of rubbish on the pavement outside Kevere Court block of flats In Rickmansworth Rd by the corner with Kewferry Drive. The Council removed the litter very quickly.

A dumped office chair was removed from Lingfield Close.

Near 68 Hallowell Rd a dust cart crew had piled up rubbish bags prior to collection some of which had tumbled into the road and a motorist drove over them creating a real mess. Though reported to the council, several public-spirited neighbours cleared the majority of the debris and the council cleansing team had an easy job – just to finish off the tidy-up exercise. See pictures below.

Uneven paving slabs outside Betfair & The Farm in Green Lane were reported – an old lady fell there recently.

Raised/ uneven paving slabs between the in/out car park entrances to Waitrose and outside St Johns Court flats in Murray Rd were also reported.

Andrew Egan



e) **Membership** I have had some good response from Road Stewards regarding email addresses, members no longer at existing address, correction to name spelling etc.

**f) Planning**

**PLANNING APPLICATIONS – NO OBJECTION / COMMENT**

Validation Date	Address	Application Detail	
19 <sup>th</sup> February 2026	PARK FARM DUCKS HILL ROAD NORTHWOOD	Use of basement level for Use Class E office purposes.	
26 <sup>th</sup> February 2026	104 COPSE WOOD WAY NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 16161/APP/2025/231, dated 15-04-2025 (Construction of a part single-storey, part two-storey side and rear extension, conversion of roof to habitable space to include the construction of two rear dormers and installation of three roof lights and amendments	

		to fenestration.) to [enlarge first floor extension above ground floor]	
24 <sup>th</sup> February 2026	35 BROOKDENE DRIVE NORTHWOOD	Details pursuant to the discharge of Conditions 17 (Sustainable Urban Drainage) of planning permission ref. 44049/APP/2025/799, dated 09-09-25 (Demolition of existing two-storey dwelling and erection of a replacement two-storey dwelling with solar panels, associated bin storage, parking, electric vehicle charging and air source heat pump. Installation of vehicular crossover and alterations to landscaping including hardstanding for driveway, soft landscaping and new boundary treatment and siting.)	
20 <sup>th</sup> February 2026	77 HILLIARD ROAD NORTHWOOD	Demolition of existing workshop and erection of a single storey dwelling with associated hard and soft landscaping.	
4 <sup>th</sup> March 2026	VINE COTTAGE HILLS LANE	Erection of a single storey side and rear extension.	
25 <sup>th</sup> February 2026	LAND TO SOUTH OF GREENEND 17 DENE ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 4 (site plans and levels), 5 (materials), 17 (step free access) of planning permission ref. 73243/APP/2025/1523, dated 18-11-25 (Variation of Condition 2 (approved drawings) of planning permission reference 73243/APP/2022/2535, dated 20-11-2024, for the 'Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking'. Amendment seeks to vary the design of Plots 3-6, including repositioning of the building southwards, reduction in depth, increase in width, lowering the finished slab level by 700mm, addition of habitable attic accommodation with front-facing dormers and sky lights and increase in height, changes to fenestration and position of chimney stack and addition of solar panels to flat roof area.)	
27 <sup>th</sup> February 2026	17 DENE ROAD NORTHWOOD	Variation of Condition 2 (approved drawings) of planning permission reference 73243/APP/2025/1523, dated 18-11-25 (Variation of Condition 2 (approved drawings) of planning permission reference 73243/APP/2022/2535, dated 20-11-2024, for the 'Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking'. Amendment seeks to vary the design of Plots 3-6, including repositioning of the building southwards, reduction in depth, increase in width, lowering the finished slab level by 700mm, addition of habitable attic accommodation with front-facing dormers and sky lights and increase in height, changes to fenestration and position of chimney stack and addition of solar panels to flat roof	

		<p>area.) to install of PV panels on the roofs of the plots 1-2 and the flats Plots 3-6. Installation of a sedum roofed carport, enhancing biodiversity of the site Plots 8-9. To amend the position of the approved location of plots 7-9.</p>	
--	--	---	--

4 <sup>th</sup> March 2026	1 MOOR PARK ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 5 (Skylight Details), 9 (Landscaping), and 15 (Accessibility) of planning permission ref. 23420/APP/2022/386, dated 08-07-22 (Demolition of existing dwelling and erection of 6-bedroom detached replacement dwelling)	
2 <sup>nd</sup> March 2026	27 EASTBURY ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 9 (sustainable water management scheme) of planning permission ref. 75352/APP/2023/2684, dated 01-05-24 (Proposed replacement dwelling and outbuilding at rear (Retrospective application))	
13 <sup>th</sup> March 2026	2 ROFANT ROAD NORTHWOOD	TPO 130 A1 1x Oak - Reduce crown back to previous points (1m) in rear garden.	
2 <sup>nd</sup> March 2026	9 GREEN LANE NORTHWOOD	TPO 738 T2 1x Ash to remove 1x limb growing over the neighbours garden.	
16 <sup>th</sup> March 2026	28 REGINALD ROAD NORTHWOOD	Variation of Condition 2 (Approved plans) of planning permission ref. 5967/APP/2025/3183, dated 10-03-26 Demolition of the existing detached single-storey garage and erection of a part single-storey, part two-storey side and rear extension, with associated alterations.) to enlarge the approved proposal	
13 <sup>th</sup> March 2026	9 CHESTER ROAD NORTHWOOD	TPO 653 A1 1x Robinia- reduce end weight on damaged stem by 1-2m TPO 57 T48 1x Magnolia- thin canopy by 10% and reduce right hand side viewed from the road by 1m approx to clear phone line	
20 <sup>th</sup> March 2026	18A HIGH STREET NORTHWOOD	Change of use from use Class E (Commercial, Business and Service) to use Class C3 (Dwellinghouses). (Application under Class MA, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))	
16 <sup>th</sup> March 2026	35 MOOR PARK ROAD NORTHWOOD	Erection of single storey part rear part side extension with a pitched roof, and an outbuilding to the rear garden, all following the demolition of an existing rear conservatory.	
17 <sup>th</sup> March 2026	MOUNT VERNON HOSPITAL RICKMANSWORTH RD NORTHWOOD	Details pursuant to the discharge of Condition 4 (Materials) of planning permission ref. 3807/APP/2025/2632, dated 23-12-25 (Localised repair of tiled roof to the Main Building (84) and the repair and repainting of the timber ventilation cupolas, replacement of the non-original skylight to the western pavilion, and replacement of non-original rooflights to the Main Building, replacement of lead and other roofs above the main staircase and eastern pavilion bay window (Application for Listed Building Consent))	
12 <sup>th</sup> March	27 THE AVENUE	Erection of a detached, single-storey garden	

2026	NORTHWOOD	room.	
11 <sup>th</sup> March 2026	2B DENE ROAD NORTHWOOD	Erection of single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)	
17 <sup>th</sup> March 2026	24 WATFORD ROAD NORTHWOOD	TPO 16 G18 1x ~Pine to crown reduce side overhanging garden by 2m. 2x Lime to re pollard to leave standing at approx 7m. 1x Lime to re pollard to leave standing at approx 9m G17 1x Norway Maple to crown reduce all over back by approx 4m. TPO 182 T1 1x Lime to crown reduce by approx 4m.	
19 <sup>th</sup> March 2026	6a HIGHFIELD ROAD NORTHWOOD	Conversion of roof space to habitable use to include a rear dormer and rooflights.	
26 <sup>th</sup> February 2026	14 GATEHILL ROAD NORTHWOOD	Conversion of attached garage to habitable accommodation and erection of part single storey, part two storey side and rear extensions, installation of AC unit to rear, and alterations to fenestrations.	
23 <sup>rd</sup> March 2026	15 FOXFIELD CLOSE NORTHWOOD	Erection of a single storey side extension, and installation of pitched roof over existing garage.	

### PLANNING APPLICATIONS – OBJECTIONS / COMMENTS MADE

Validation Date	Address	Application Detail	Comment
12 <sup>th</sup> February 2026	6 WOODGATE CRESCENT NORTHWOOD	Erection of single storey front and rear extensions, a first floor side extension, enlargement of rear terrace, and conversion of roof space to create habitable space including 2no. rear dormer windows.	See below:
28 <sup>th</sup> March 2026	15 KEWFERRY ROAD NORTHWOOD	Erection of first floor rear extension. RECONSULTATION 21 Days - Reason for consultation - Amended Plans uploaded 10/03/2026 with accurate dimensions and survey carried out which correspond with the revised Independent Daylight Sunlight Survey carried out on the 19th March 2025)	The Daylight survey has made no mention of different seasons, and the Surveyor did not carry out an inspection but only carried out a desktop report.  We therefore still request that the adverse impact on the neighbour at No 17 is wrong and the application should be refused

7 <sup>th</sup> July 2025	44 MURRAY ROAD NORTHWOOD	Demolition of existing dwellinghouse, and erection of two storey building containing 5no. self-contained flats with associated landscaping, parking, cycle and bin storage (revised plan 30.03.26)	The objection previously submitted still stands. A window at 42 Murray Road is omitted from the plans.
------------------------------	--------------------------------	--	---

#### 6 WOODGATE CRESCENT NORTHWOOD

##### Second Objection:

The dormer windows are too large, and are not in line with the first-floor windows. They are in breach of A1.21.

The rear extension permits direct overlooking of 2 Woodgate Crescent, and is within the 21m minimum distance. This is worsened by the difference in the land levels between the two properties. It is in breach of A1.23.

The front extension is in breach of the local plan A1.16 as it is not subordinate to the existing house.

The difference in land levels can lead to increased flooding into the garden at 2 Woodgate Crescent.

##### PLANNING APPEALS:

##### PLANNING APPEALS: DECISIONS

#### NORTHWOOD POLICE STATION, 2 MURRAY ROAD, NORTHWOOD

Appeal A: Change of use from former Police Station (Sui Generis) to a children's day nursery (Class E(f)). Erection of a single storey entrance pavilion on the side (south) elevation. Erection of an access lift on the rear elevation. Fenestration alterations and removal of plant room rear extension. Widening of the existing crossover and landscaping.

Decision: Refused:

Reasons: the appeal scheme would not provide enough parking spaces in the AM peak period. Overspilling would therefore occur and this would compound existing parking stress and congestion and thus contribute to conditions which would unacceptably impact highway safety. The balance of the evidence indicates a serious existing problem with congestion and parking stress during the AM peak period and again at the school pick up time. These existing conditions are prejudicial to highway safety as they result in illicit parking, ill-advised manoeuvres, children crossing between parked cars and a general sense of a busy and stressful driving environment for motorists.

Appeal B: Erection of a single storey entrance pavilion on the side (south) elevation. Erection of an access lift on the rear elevation. Conservation and restoration of the existing building fabric. Internal layout changes. Fenestration alterations, re-servicing and removal of plant room rear extension. Alterations to fencing and landscaping.

Decision: Refused

Reasons: Appeal A has failed. As such, Appeal B must also fail.

##### PLANNING APPEALS: SUBMITTED

#### 19 ELGOOD AVENUE, NORTHWOOD

Erection of first floor side extension, and addition of driveway and dropped kerb to front.

#### 13 NORWICH ROAD, NORTHWOOD

Change of use from Class C3 (Dwellinghouse) to Class C4 (Small Scale HMO), along with the erection of a single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

##### PLANNING DECISIONS WHERE OBJECTIONS / COMMENTS MADE:

28 REGINALD ROAD NORTHWOOD

Demolition of the existing detached single-storey garage and erection of a part single-storey, part two-storey side and rear extension, with associated alterations.

Decision: Approved

Reasons: The first-floor side windows are to be obscured glazing and unopenable below 1.8m

ENFORCEMENT ACTION BY LBH

None

ADDITIONAL NOTES:

None

ACTION POINTS FROM LAST MINUTES:

None

## **g) Police**

### **Northwood SN Ward Panel**

We had to cancel our last WP meeting due to the number of apologies received. It would have been a waste of both our time and the SNT officers who were due to attend.

This has brought to the fore my continuing concern that our WP membership is simply too small to fully function. This time we would have had three WP members and 3 or 4 SNT officers. We need more volunteers and I have consistently called for these in my Newsletter columns and other media.

I would like to ask committee's agreement for Sgt. Blackburn and myself to give a short address to the AGM to explain what the WP does, and why we need more volunteers to join us. I will focus on WP and he will focus on Met/Engage. I imagine between the two of us we will not need more than 5 minutes on stage.

An additional benefit may be during the audience Q & A Sgt. Blackburn would already have demonstrated his presence and may encourage questions from the audience.

Additionally, I would like to have a table in the foyer for further Met/Engage and NHW info and (hopefully) sign-ups. Not sure of foyer set up but I know we have enough tables.

Have asked Dave Ludlow and Kevin Mepham (Hillingdon Neighbourhood Watch) if they could attend. They are currently very busy and will confirm nearer time. If any of their team can attend, they can man the extra table. If not, Sgt. Blackburn said he and I would do it.

### **Waitrose Incidents:**

These have caused much social media speculation. Northwood has long been a target for ASB and retail theft. Our SNT continue to see this as a priority

HL

## **h) Traffic and Highways**

No report this month

## **i) Woods and Open Spaces**

The house in Copsewood that is leaking its swimming pool water over the path in the woods, is now in the hands of the council.

.

**END OF REPORTS**